



ఆంధ్రప్రదేశ్ రాజ పత్రము
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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (I) DEPARTMENT

Municipal Administration & Urban Development Department – Tirupati Urban Development Authority – Deletion and Conversion of the Proposed 60' - Wide Master Plan Road to Residential Use in Sy. Nos. 391(P), 393(P), 394(P), 386(P), and 406(P) with an extent of 8014 Sq. Mts in Tiruchanur Village and Restoration of the Existing 80' - Wide Earlier Master Plan Road – Draft Variation – Confirmation – Orders - Issued.

(G.O.Ms No.54, Municipal Administration & Urban Development(I) Department, Dt.28.03.2025)

APPENDIX
NOTIFICATION

The following variation to the land use envisaged in the Master Plan for Tirupati Urban Development Authority (TUDA) Region and its vicinity area, which was sanctioned by the Government in G.O.Ms.No.112 MA&UD Dept., dated 08-03-2019, proposed in exercise of the powers conferred by Section-15 of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 is hereby published.

VARIATION

As per Master Plan approved for TUDA region vide G.O.Ms.No.112, MA&UD Dept., dt: 08-03-2019, in Sy. Nos 391(P), 393(P), 394(P), 386 (P), 406(P) of Tiruchanur village with an extent of 8014 Sq.mts is earmarked for proposed 60' wide Master plan road. The said area is now converted from a 60' wide Master Plan road to Residential Use and the existing 80' wide earlier Master Plan road is restored, along with the proposal for a new 60' wide East-West small link road on Northern side and another 60' wide East-West small link road (existing 30' road) on Southern side, as shown in Modification to Master Plan No.02/2024, TUDA, which is available in the office of the Tirupati Urban Development Authority at Tirupati and it will be displayed for public during the working hours of the office of the TUDA at Tirupati, Subject to the following conditions:-

1. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.

2. The applicant shall submit the proposals in the site under reference to the authority concerned and obtain approval before taking any developmental activity duly paying necessary charges as per the rules in force.
3. The change of land use shall not be used as the proof of any title of the land.
4. That the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Tirupati Urban Development Authority/ Tirupati Municipal Corporation before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
7. Any other conditions as may be imposed by Vice Chairman, Tirupati Urban Development Authority, Tirupati.

SCHEDULE OF BOUNDARIES

North	Sy.No.406 (P), of Tiruchanur Village at District Collector's Office.
South	Proposed 18 mts Master Plan road.
East	Sy.No.386(P), 394(P), 393(P), 391(P) of Tiruchanur Village and proposed 18 mts Master Plan road.
West	Sy.No.386(P), 394(P), 393(P), 391(P) of Tiruchanur Village.

**S SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT**